VII.   CLAIMS

What is claimed is:

1.   A method for making financial documentation having a computed market-based valuation for at least one component temporally decomposed from property, the method including:

controlling a digital electrical computer processor to manipulate electrical signals to make a document corresponding to one of at least two components temporally decomposed from property in separating term and remainder interests for the property and in accordance with terms in the document and the document is made by steps including storing electrical signals representing some corresponding text in memory accessed by the computer and printing the document at a printer device operably connected to the computer; and inserting a corresponding computed market-based valuation, including taxation but not reflecting a naked lease, on the document to make the financial documentation having the computed market-based valuation.

2.   The method of claim 1, further including

controlling the digital electrical computer processor to manipulate electrical signals to make a second document corresponding to a second of the at least two components temporally decomposed from property in separating term and remainder interests, the second document being made by steps including storing electrical signals representing corresponding text in memory accessed by the computer and printing the document at a printer device operably connected to the computer; and inserting a corresponding computed market-based valuation, including taxation, on the second document to make the second financial documentation having the computed market-based valuation.

3.   The method of claim 1, wherein the step of storing electrical signals representing some corresponding text in memory includes

creating a model document representation as one text file, the model document representation including an estate for years document.

- 440 -

4.   The method of claim 1, wherein the step of storing electrical signals representing some corresponding text in memory includes

creating a model document representation as one text file, the model document representation including a remainder component document.

5.   The method of claim 1, wherein the step of storing electrical signals representing some corresponding text in memory includes

creating a model document representation as one text file, the model document representation including a disclosure document for securities law purposes.

6.   The method of claim 1, wherein the step of storing electrical signals representing some corresponding text in memory includes

creating a model document representation as one text file, the model document representation including a document necessary for securitizing the component.

7.   The method of claim 1, wherein the step of controlling is carried out with the document being a document for the securitization of the at least one term interest.

8.   The method of claim 7, wherein the term interest has a term, and further including a step of computing an amortization of the valuation over the term for tax purposes.

9.   The method of claim 1, wherein the step of controlling is carried out with the document being an organizational document for an entity for the at least one term interest.

10.   The method of claim 9, wherein the term interest has a term, and further including a step of computing an amortization of the valuation over the term for tax purposes.

11.   The method of claim 2, wherein the step of controlling is carried out with the document and the second document corresponding respectively to a document for the at least one term interest as a limited liability component and to a document for the at least one remainder interest as a limited liability component.

12.   The method of claim 11, wherein the step of controlling is carried out with the term interest having a term, and further including a step of computing an amortization of the valuation for the term interest over the term for tax purposes.

13.   The method of claim 2, further including an entity for the at least one term interest component and a second entity for the at least one remainder interest; and wherein the documents are organizational documents for the respective entities.

14.   The method of claim 13, wherein the step of controlling is carried out with the term interest having a term, and further including a step of computing an amortization of the valuation for the term interest over the term for tax purposes.

15.   The method of claim 2, wherein the step of controlling is carried out with
the document and the second document corresponding to a respective component securitization.

16.   The method of claim 1, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

17.   The method of claim 2, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

18.   The method of claim 7, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

19.   The method of claim 8, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

20.   The method of claim 9, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

21.   The method of claim 10, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

22.   The method of claim 11, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

23.   The method of claim 12, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

24.   The method of claim 13, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

25.   The method of claim 14, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

26.   The method of claim 15, wherein the step of controlling is carried out with the document being a document corresponding to an investment-grade fixed-income asset.

27.   A method for making financial documentation having a computed market-based valuation for at least one component temporally decomposed from property by controlling a digital electrical computer processor to manipulate electrical signals to make a financial document corresponding to one of at least two components temporally decomposed from property in separating term and remainder interests for the property and in accordance with terms in the document, the financial document being made by steps including: storing electrical signals representing some corresponding text in memory accessed by the computer and printing the financial document at a printer device operably connected to the computer and inserting a corresponding computed market-based valuation, including taxation, on the financial document to make the combined financial documentation having the computed market-based valuation as part of a financial analysis output, the method including the steps of:

receiving at least some of the financial analysis output as input to a second digital electrical computer having a programmed processor;

storing the at least some of the financial output in memory accessible to the programmed processor; and

generating a further document including the at least some of the financial output

- 444 -

at an output device electrically connected to said second digital electrical computer.

28.   A method for making financial documentation having a computed market-based valuation for at least one component from property, the financial document being made by steps including:

controlling a digital electrical computer processor to manipulate electrical signals computing a market-based valuation for the at least one component from property, wherein, the property is from a group consisting of a tax-exempt security and a portfolio of tax-exempt securities, the market-based valuation reflecting at least one from a group consisting of expected returns under various performance scenarios, the price, and various quantitative descriptions of risk, as part of a financial analysis output;

receiving at least some of the financial analysis output as input to a second digital electrical computer having a programmed processor, the second digital electrical computer storing the at least some of the financial output in memory accessible to the programmed processor and storing electrical signals representing some corresponding text in memory accessed by the second digital electrical computer;

generating a second market-based valuation reflecting computation of a current market-based yield/discount rate for the component; and

generating a document including the second market-based valuation and the stored text at an output device electrically connected to said second digital electrical computer.

29.   A method for making financial documentation having a computed market-based valuation for at least one component from property, the financial document being made by steps including:

controlling a digital electrical computer processor to manipulate electrical signals computing a market-based valuation for the at least one component from property, the market-based valuation reflecting at least one from a group consisting of expected returns under various performance scenarios, the price, and various quantitative descriptions of risk, as part of a financial analysis output;

receiving at least some of the financial analysis output as input to a second digital electrical computer having a programmed processor, the second digital electrical computer storing the at least some of the financial output in memory accessible to the programmed processor and storing electrical signals representing some corresponding text in memory accessed by the second digital electrical computer;

generating a second market-based valuation reflecting computation of a current market-based yield/discount rate for the component; and

generating a document including the second market-based valuation and the stored text at an output device electrically connected to said second digital electrical computer.